

**West Manchester Township
Planning Commission
June 10, 2025
AGENDA**

- I. Call meeting to order
- II. Approval of minutes from May 13, 2025, Planning Commission meeting.
- III. Zoning Hearing Cases
 - a. **ZHB 25-08 – G&S Commercial Properties, LLC** – requests a variance §150-86 Number of Uses to allow more than one (1) principal use on the lot and §150-83.B Permitted Uses to permit a sandwich shop (fast-food restaurant) within the existing beer distributorship **located at 330 South Richland Avenue** (Tax Map: 17; Parcel: 0190) in the Local Commercial Zone.
 - b. **ZHB 25-09 – Joe Cleary** – requests a special exception §150-289 to alter and expand an existing nonconformity (existing nonconforming use is Commercial/Industrial making it residential and dimensional nonconformity for setbacks to enlarge by constructing a deck) **located at 1952 Stanton Street** (Tax Map: 04; Parcel: 0229) in the R-5 Residential Zone.
- IV. Old Business
 - a. **T-900 Preliminary/Final Land Development Plan for 1763 Colony Road Commercial** – to depict a proposed 96,768 sq. ft. flex-space building and related improvements on a vacant 6.75-acre tract of land **located at 1763 Colony Road** (Tax Map: JH; Parcel: 0056T) in the Light Industrial Zone. The property will be served by public water and public sanitary sewer. *This item was tabled at the May 13, 2025, public meeting.*
 - b. **T-901 Preliminary Subdivision and Land Development Plan for the Baker Road Subdivision** – to depict the proposed subdivision of a 48.640-acre parcel creating 65 residential lots and 2 homeowner’s association lots, associated roads and stormwater management **located along the south side of Baker Road near the intersection with Sunset Lane** (Tax Map: JG; Parcel: 0033D) in the R-1 Residential Zone. The properties will be served by public water and public sanitary sewer. *The Applicant briefed the Planning Commission on this item at the May 13, 2025, public meeting.*
- V. New Business
- VI. Discussion
- VII. Adjourn